

TRANSFER  
TAX  
PAID

FLEET BANK OF MAINE, of Portland, Cumberland County, State of Maine, duly appointed and acting Personal Representative of the Estate of Chester A. Baker, deceased, whose will was duly admitted to probate in the Probate Court for the County of Kennebec, Maine, (and having given Notice to each person succeeding to any interest in the real estate described below at least ten (10) days prior to sale) by the power conferred by the Probate Code and every other power, for consideration paid, grants to JOHN C. HILTON and ALOHA B. HILTON, of Norridgewock, Somerset County, State of Maine, mailing address: PO Box 567, Norridgewock, Maine 04957, as JOINT TENANTS, the following described land with the buildings thereon:

020876

The land in Waterville, Kennebec County, State of Maine with buildings thereon situated on the southerly side of Johnson Heights and bounded and described as follow, to wit:

Lot Number 6 as shown on a Plan of Johnson Heights, dated February 23, 1938, recorded in the Kennebec County Registry of Deeds in Plan Book 12, Page 26A.

Also another certain lot or parcel of land situate on the southerly side of Johnson Heights and being next westerly to the above described tract, in said Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Starting at the northwest corner of the above described Lot No. 6 as shown on the aforementioned Plan; thence to the west along the southerly line of Johnson Heights a distance of ten (10) feet; thence to the south and parallel with the west line of said Lot No. 6, a distance of one hundred (100) feet; thence to the east at right angles, a distance of ten (10) feet to the southwest corner of said Lot No. 6; thence to the north, along the westerly line of the above described Lot No. 6 a distance of one hundred (100) feet to the point of beginning.

This second described lot of land is a part of Lot No. 8 as shown on said Plan.

This conveyance is subject to the following restrictions which are to run with the land, to wit:

1. No building other than a private dwelling house for not over one family occupancy, together with private garage for use by occupants of said house shall be erected on said premises.
2. No part of any building shall be placed near than thirty (30) feet from the line of the street, provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space.
3. No double-decked porches may be built on any house.
4. Said dwelling house and garage shall cost not less than Ten thousand Dollars (\$10,000.00).
5. The garage, unless built as part of the house, shall be set back at least 60 feet from the line of the street.
6. No animals of any kind shall be kept on the premises excepting, however, household pets.
7. No dwelling house shall be built on any lot having less than seventy (70) feet frontage on the street or less than 7000 square feet in area except that the frontage and area of any two contiguous parcels of land owned by the same person or persons may be combined and considered as one lot for the purpose of these restrictions.

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For source of title see deed of Percy C. McIntire, et al., to Chester A. Baker and Eunice G. Baker, as joint tenants, dated December 16, 1976, and recorded in the Kennebec County Registry of Deeds, Book 1966, Page 33. The said Eunice G. Baker died March 19, 1994, and the said Chester A. Baker was the surviving joint tenant. See also Estate of Chester A. Baker, Kennebec County Probate Court, Docket #95-47.

IN WITNESS WHEREOF, the said Fleet Bank of Maine, has caused this instrument to be signed and sealed in its said capacity of Personal Representative by Clarence E. Bickford, its Vice-President, thereunto duly authorized this 1st day of September 1995.


FLEET BANK OF MAINE  
Personal Representative

by Clarence E. Bickford, Jr.  
Clarence E. Bickford, Jr.  
Its Vice-President

STATE OF MAINE  
KENNEBEC, SS

September 1, 1995

Then personally appeared the above named Clarence E. Bickford, Min his said capacity and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said corporation, in its said capacity, as Personal Representative.

Linda C. Suga 

Notary Public

Linda C. Suga, Notary Public  
My commission expires March 2, 1997.

RECEIVED KENNEBEC SS.

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ATTEST: Anna Ruth Mann  
REGISTER OF DEEDS